

Eastern Cambridge Rezoning Petition

## Part III

Eastern Cambridge Housing  
Overlay District (ECHO)

## **PART III - EASTERN CAMBRIDGE HOUSING OVERLAY DISTRICT (ECHO)**

### **Purpose**

*The intent of the Eastern Cambridge Housing Overlay District is to improve transitions between residential and commercial areas and to encourage the development of housing adjacent to existing residential neighborhoods.*

### **Proposal**

*Base zoning changes are summarized in the table below.*

Existing District	Existing FAR	Proposed District	Proposed FAR	
			Commercial FAR	Residential FAR
Industry B-1 between Binney St and Bent St.	3.0	Industry A-1	1.25	1.5
Industry B north of Binney St	4.0	Industry A-1	1.25	1.5

*The Eastern Cambridge Housing Overlay District:*

- *Allows existing commercial uses to remain in the ECHO area as conforming uses.*
- *Creates a 2:1 differential between residential and commercial FARs in two areas:*
  - *The transition area bordered by Binney, Charles, Cardinal Medeiros, and Second Streets currently zoned or proposed to be rezoned Industry A-1, which has a commercial FAR of 1.25 under the Citywide Rezoning Petition. The residential FAR would be 2.5.*
  - *An area along O'Brien Highway currently zoned Business A, which has a commercial FAR of 1.0. The residential FAR would be 2.0.*
- *Applies new, finely graduated height limits in the Binney transition area that would establish a maximum height of 35 feet adjacent to the residential neighborhood along Charles Street, stepping up to maximum heights of 45 and 55 feet closer to Binney, and a maximum height of 65 feet along Binney.*

## **A. Zoning Map Change to Base Districts**

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### **Amend the Zoning Map of the City of Cambridge as follows:**

1. Delete the existing zoning designation IB-1 (Industry B-1) and substitute therefor the designation **IA-1 (Industry A-1)** for that entire Industry B-1 district generally bounded by the centerline of Binney Street, the centerline of the railroad right of way, the centerline of Bent Street and its northwesterly extension, and the centerline of Third Street.
2. Delete the existing zoning designation IB (Industry B) and substitute therefor the designation **IA-1 (Industry A-1)** for that entire Industry B district generally bounded by the centerline of Binney Street, the centerline of the railroad right of way, the Residence C-1 zoning district line and the centerline of Cardinal Medeiros Avenue.

## **B. Amend the Zoning Map of the City of Cambridge to Establish the ECHO on the Zoning Map.**

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### **Amend the Zoning Map of the City of Cambridge by establishing the Eastern Cambridge Housing Overlay District for the two areas described below.**

1. Establish a new overlay district designation **ECHO (Eastern Cambridge Housing Overlay District)** on the Zoning Map for an area bounded by a line starting at the intersection of the centerlines of Binney Street and Second Street;

Thence northerly along the centerline of Second Street to its intersection with the centerline of Charles Street;

Thence westerly along the centerline of Charles Street to its intersection with the centerline of Fulkerson Street;

Thence northerly along the centerline of Fulkerson Street to its intersection with the easterly extension of the southerly sideline of Lot #105 on Assessor's Plat #33;

Thence westerly along the southerly side line of Lot #105 on Assessor's Plat #33 and its easterly and westerly extensions to its intersection with the centerline of the railroad right of way;

Thence in a southerly direction along the centerline of the railroad right of way to its intersection with the existing Industry B/Residence C-1 zoning district line;

Thence westerly along the Industry B/Residence C-1 zoning district line and its extension to its intersection with the centerline of Cardinal Medeiros Avenue;

Thence in a southerly direction along the centerline of Cardinal Medeiros Avenue to its intersection with the centerline of Binney Street;

Thence in an easterly direction along the centerline of Binney Street to its intersection with the centerline of Second Street, the point of origin.

2. Establish a new overlay district designation **ECHO (Eastern Cambridge Housing Overlay District)** on the Zoning Map for that portion of the Business A zoning district bounded on the north by the centerline of O'Brien Highway and on the south by a line north of and one hundred feet distant from the northerly sideline of Cambridge Street.

### **C. Create a new Section 20.40 - Eastern Cambridge Housing Overlay District (ECHO)**

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**Amend the Text of the Zoning Ordinance by creating a new Section 20.40 to read as follows:**

#### ***Section 20.40 - Eastern Cambridge Housing Overlay District***

**Section 20.41 - Purpose.** It is the intent of this Section 20.40 to provide an incentive for residential development within the designated ECHO district as an extension of the existing residential neighborhood and to permit housing to be developed in combination with other uses permitted on a lot where a mix of uses is desirable. It is the intent of this Section 20.40 to provide an incentive through additional development potential to convert a lot devoted to non-residential uses to residential use.






**Section 20.42 - Applicability.** The ECHO District shall be an overlay district on the zoning map established in Section 3.20. Buildings and land uses shall be controlled by the pertinent regulations within the applicable base zoning districts and any other regulations that may apply in the City of Cambridge Zoning Ordinance, including Section 5.30, except as modified by the provisions of this Section 20.40. Except as modified by the provisions of this Section 20.40, the base district regulations shall apply. Where reference is made in this Section 20.40 to residential uses, it shall mean residential uses as set forth in Section 5.30.11.

**Section 20.43 - Residential Development Density.** The maximum permitted FAR for all residential uses shall be twice the non-residential FAR permitted in the underlying base zoning district, except that for those areas whose underlying base zoning district is Residence C-1 the FAR shall be 0.75. For all areas having a non-residential base zoning district, the permitted number of dwelling units on a lot shall not exceed one dwelling unit for every 300 square feet of total lot area provided the proposed development as a FAR of at least 2.0.

# Area III (A-1)

Industry B-1  
To Industry A-1/ECHO

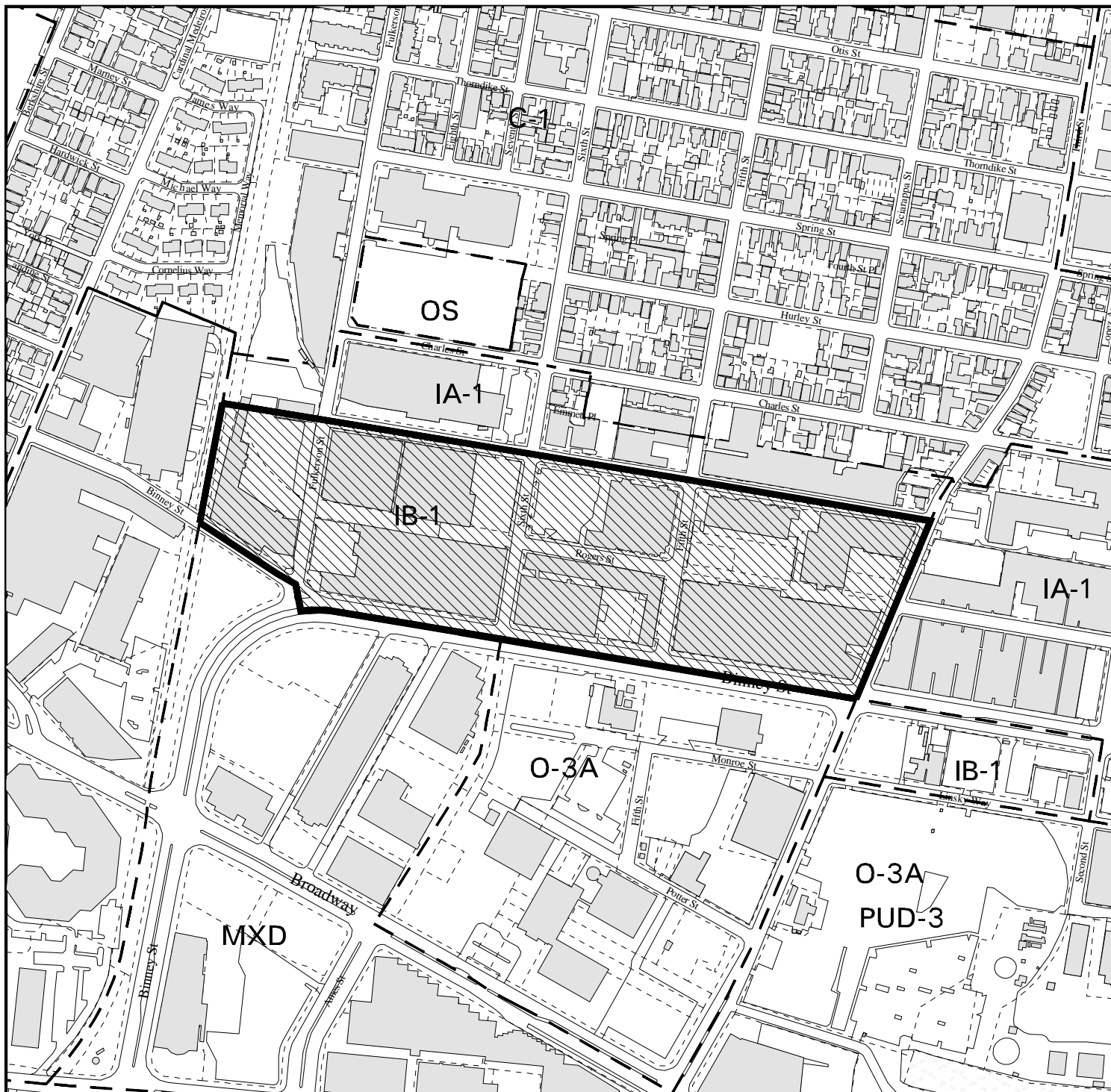
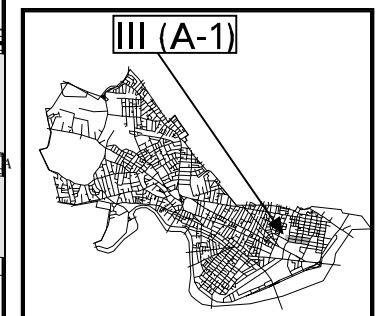
## Legend

-  Open Water
-  Rezoning Area
-  Building Footprint
-  Zoning Districts
-  Parcel Line



Scale

1 Inch = 400 Feet



## Area III (A-2)

Industry B  
To Industry A-1/ECHO

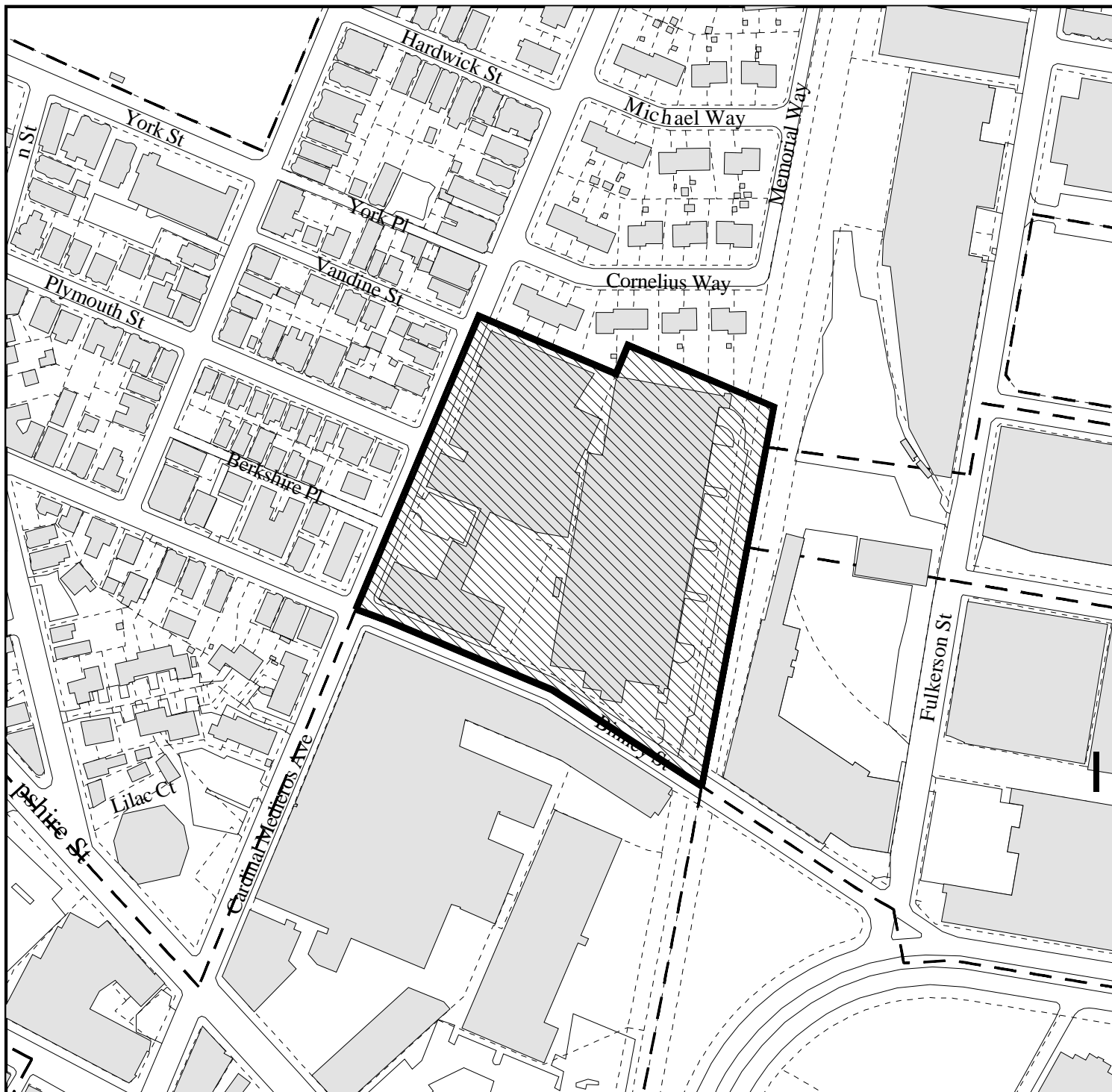
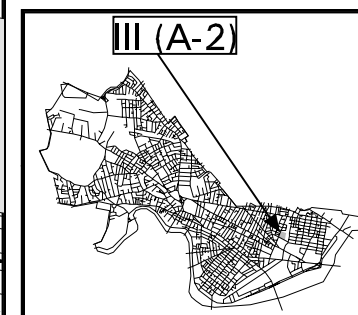
### Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet



# Area III (B)

## Eastern Cambridge Housing Overlay

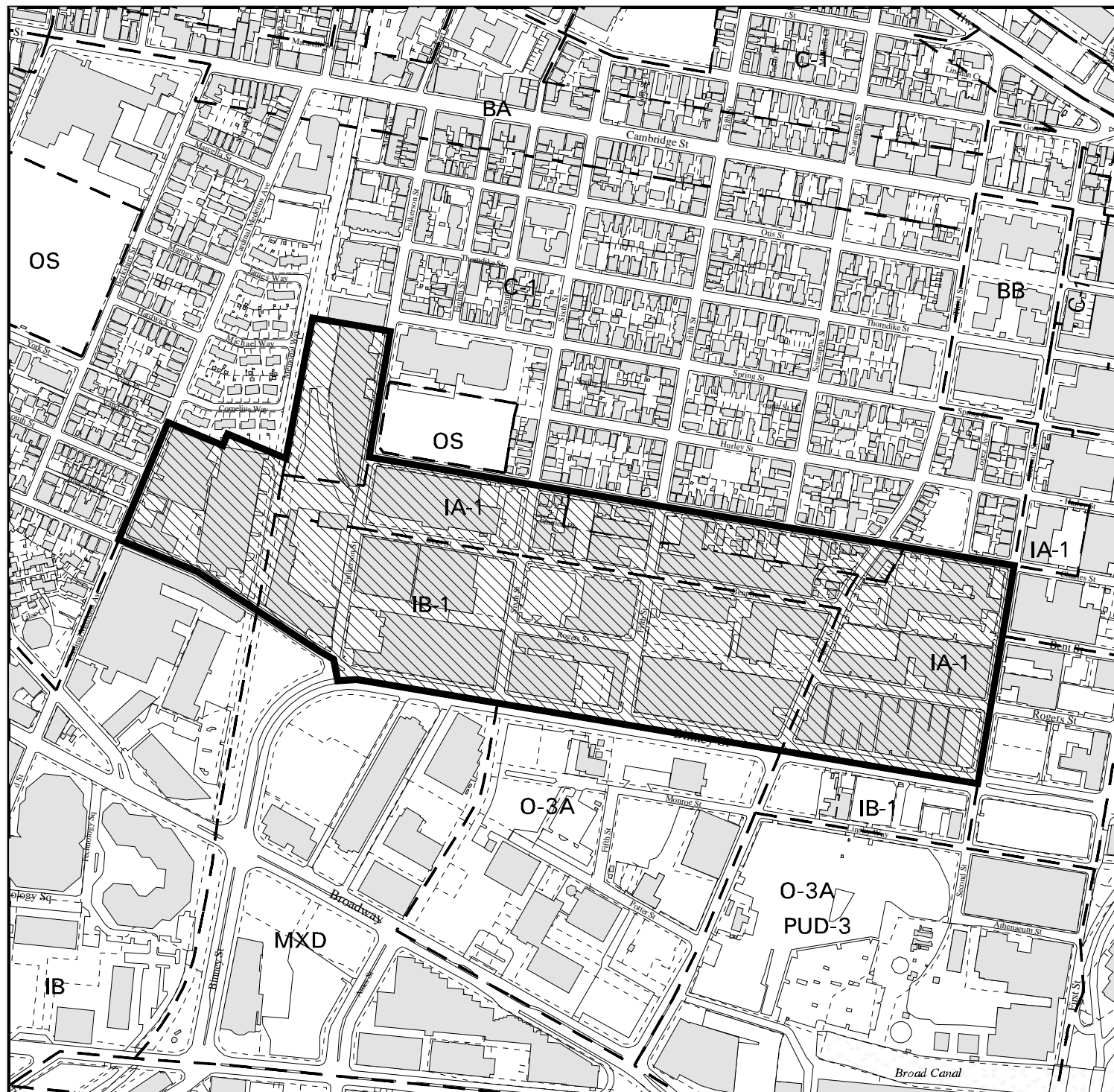
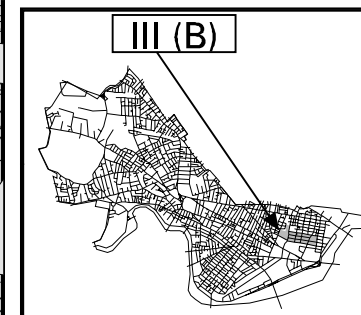
### Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

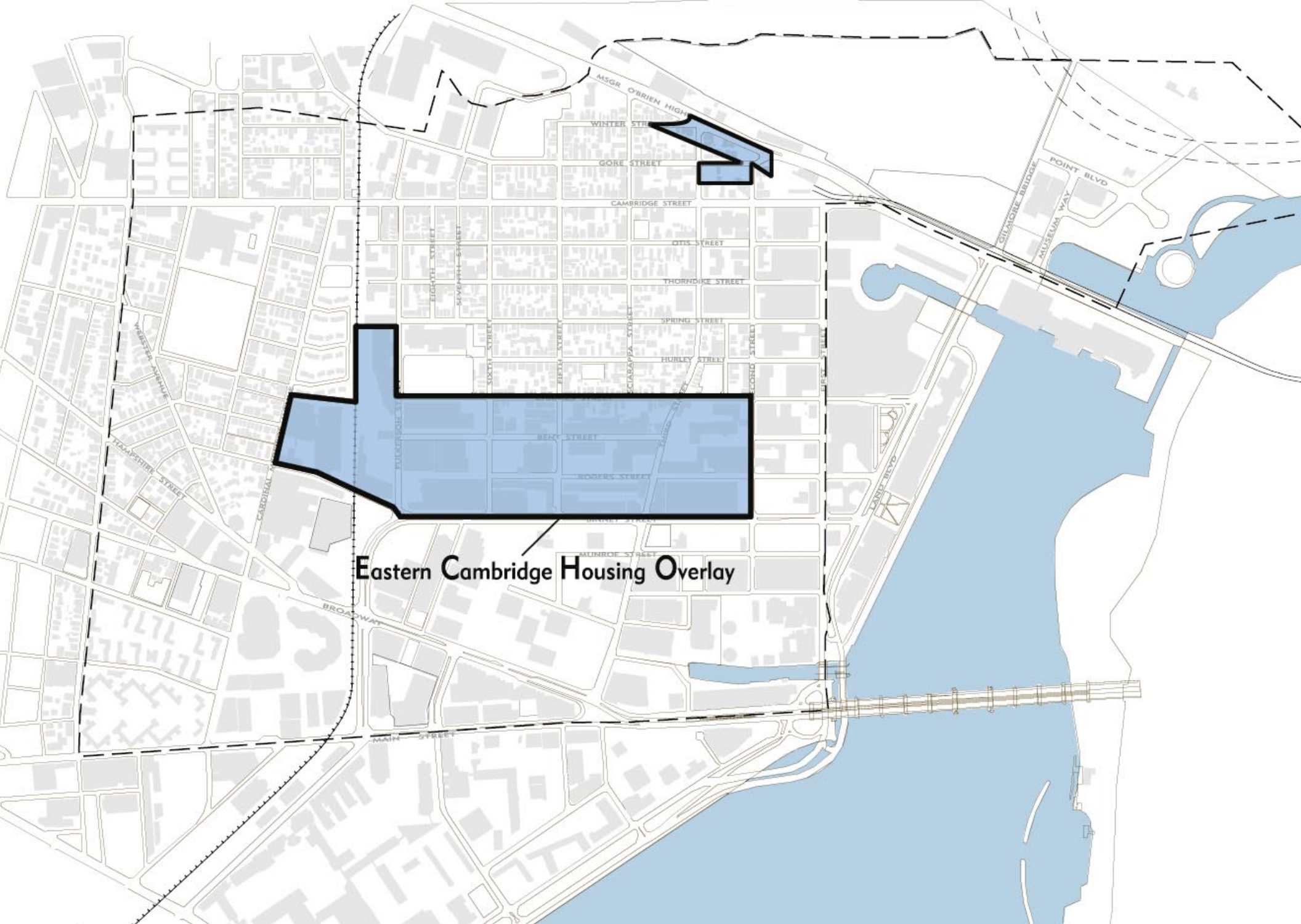


Scale

1 Inch = 500 Feet







Eastern Cambridge Housing Overlay



**Section 20.44 - Maximum Height of Buildings.** The following limitations as to height of buildings shall only apply to new buildings or additions to existing buildings. The permitted heights are set forth on the Eastern Cambridge Housing Overlay District Height Limitation Map, Map 20.41. The permitted heights are further described below. Where the maximum height permitted in this Section 20.44 is thirty-five feet, it shall apply to all uses permitted in the applicable base-zoning district. Where the height permitted is forty-five feet or greater, it shall apply only to permitted residential uses. For any location not appearing on Map 20.41 or described below, the permitted heights shall be those permitted in the base zoning district.

**20.44.1** Maximum Height in that area between the centerline of Fulkerson Street and the centerline of Second Street.

1. 35 feet: from the centerline of Charles Street to a line one hundred (100) feet distant from and parallel to the southerly sideline of Charles Street, which is approximately the mid block between Charles and Bent Street.
2. 45 feet: from the mid block between Charles and Bent Streets described in (1) above to a line one hundred (100) feet distant from and parallel to the southerly sideline of Bent Street, which is approximately the mid block between Bent Street and Rogers Street.
3. 55 feet: from the mid block between Bent Street and Rogers Street described in (2) above to a line one hundred (100) feet distant from and parallel to the southerly sideline of Rogers Street, which is approximately the mid block between Rogers Street and Binney Street.
4. 65 feet: from the mid block of Rogers Street and Binney Street described in (3) above to centerline of Binney Street.

**20.44.2** – Maximum Height in that area between the centerline of Fulkerson Street and the centerline of the of the railroad right-of-way.

1. 35 feet: extension of the area described in Section 20.43.1, Paragraph (1) above westerly from the centerline of Fulkerson Street to the centerline of the railroad right of way.
2. 65 feet: from the centerline of Binney Street and the centerline of the railroad right-of-way to a line 100 feet distant from the northerly sideline of Binney Street and 100 feet from the northwesterly sideline of Fulkerson Street to the areas intersection with the area described in Paragraph (1) above.
3. 45 feet: extension of the area described in 20.43.1, paragraph (2), above to its intersection with the northeasterly sideline of the area described in Paragraph (2) of this Section 20.43.2

4. 55 feet: extension of the area described in 20.43.1, paragraph (3), above to its intersection with the northeasterly sideline of the area described in Paragraph (2) of this Section 20.43.2

**20.44.3** – Maximum Height in that area between the centerline of the railroad right-of way and the centerline of Cardinal Medeiros Way.

1. 85 feet except as described in Paragraph (2) below.
2. 35 feet in that area bounded by the centerline of Binney Street, then the centerline of Medeiros Avenue; then the Residence C-1 zoning district line; then the centerline of the railroad right of way; then a line one hundred (100) feet distant from, parallel to, and southerly or easterly of the Residence C-2 zoning district line and the easterly sideline of Medeiros Avenue, to the point of origin.

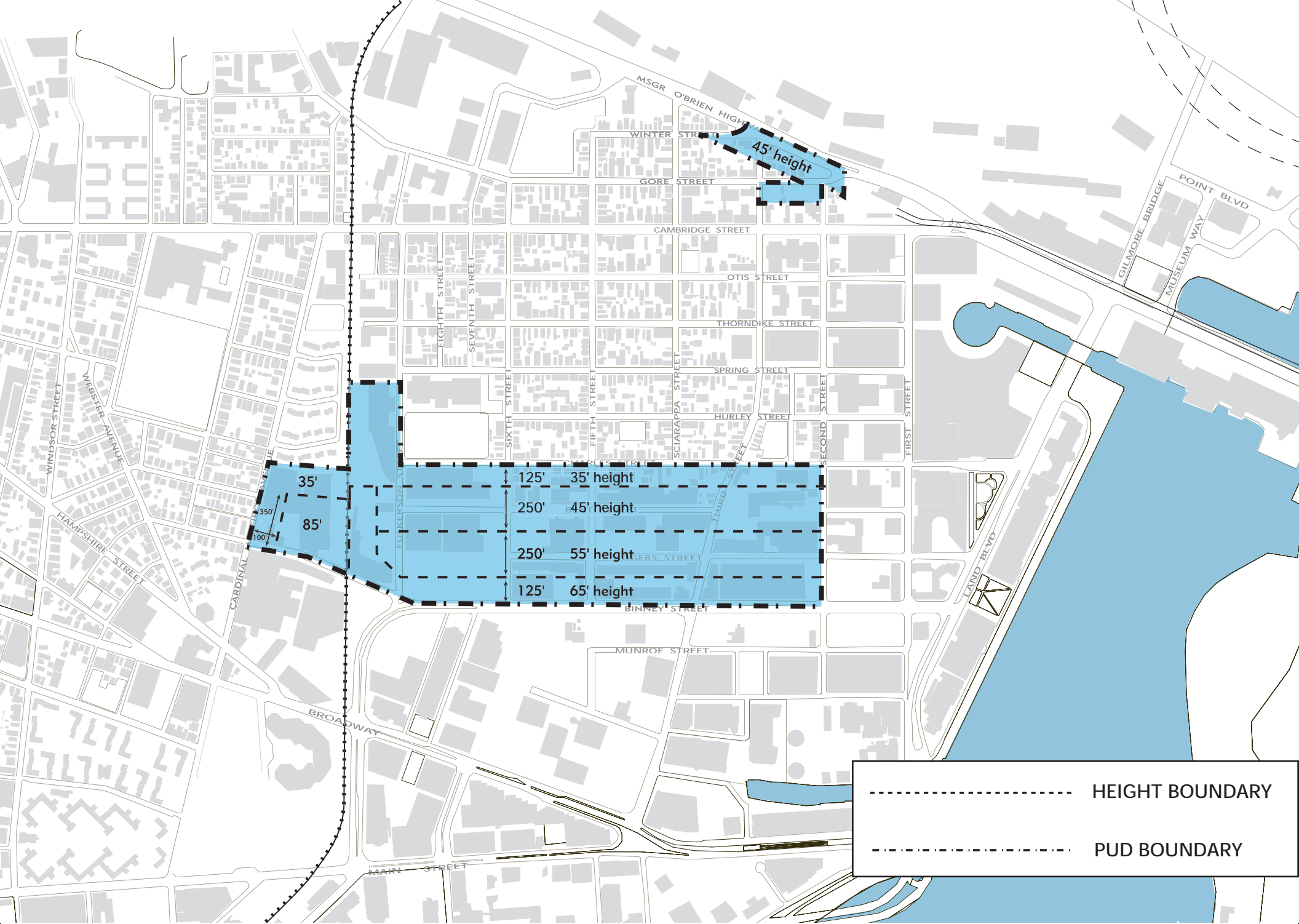
**20.44.4** – Maximum Height in all areas having a base Residence C-1 zoning district.

1. 35 feet.

**20.44.5** – Maximum Height at all other Locations. At all other locations the maximum height permitted shall be the maximum height permitted in the base zoning district for residential uses

**Section 20.45 - *Eastern Cambridge Design Guidelines*.** In reviewing any special permit that may be required for development in the ECHO District, the permit granting authority shall be guided by the development policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines* dated June 2001. Any development permitted as-of-right is encouraged to be consistent with these Guidelines.

**Section 20.46 - *Transfer of Development Rights*.** Development capacity may be transferred from the areas designated within the ECHO District consistent with the regulations set forth in Section 20.30 of this Ordinance.



HEIGHT BOUNDARY

PUD BOUNDARY